

The Hills Resort Zone

Plan Change 1

What is a Private Plan Change?

A Private Plan Change allows a person or organisation (such as a landowner or developer) to request changes to the District Plan without waiting for a Council-led review.

Unlike Council-led plan changes, Private Plan Changes are initiated and developed by the requester, who also covers all related costs.

Who is requesting the plan change?

The requestor is The Hills Resort Limited (THRL).

What is being proposed?

This Private Plan Change relates to Chapter 47 of the Proposed District Plan and includes the following key changes:

1. Redesign of the existing golf course layout within current Activity Areas.
2. Removal and addition of Activity Areas within the zone.
3. Changes to road access, including relocation of the McDonnell Road access and the introduction of a new access from Hogans Gully Road.
4. Introduction of 11 new Homesite Activity Areas, and the removal of residential activity areas in other locations.
5. Addition of new Structural Planting Areas and amendments to Landscape Management Amenity Areas, reflected in updates to the Zone's Structure Plan.

Key Dates

Plan change received:
14 November 2024

Accepted for notification:
23 June 2025 (at QLDC Planning & Strategy extraordinary meeting)

Publicly notified:
15 August 2025

Submissions close:
12 September 2025 at 5.00pm.

How to have your say

Even though a Private Plan Change is requested by someone outside of Council, the process still includes public submissions and a hearing — so you'll still have the opportunity to be heard.

To view the full details and make a submission on this Private Plan Change, visit the QLDC District Plan webpage:

[www.qldc.govt.nz/
your-council/district-plan](https://www.qldc.govt.nz/your-council/district-plan)

Want to know more?

More resources can be found at the links below:

For more details:

[www.qldc.govt.nz/
your-council/district-plan/
private-plan-change-application-
the-hills-resort-zone](https://www.qldc.govt.nz/your-council/district-plan/private-plan-change-application-the-hills-resort-zone)

Learn more about Private Plan Change process:

www.environment.govt.nz/guides

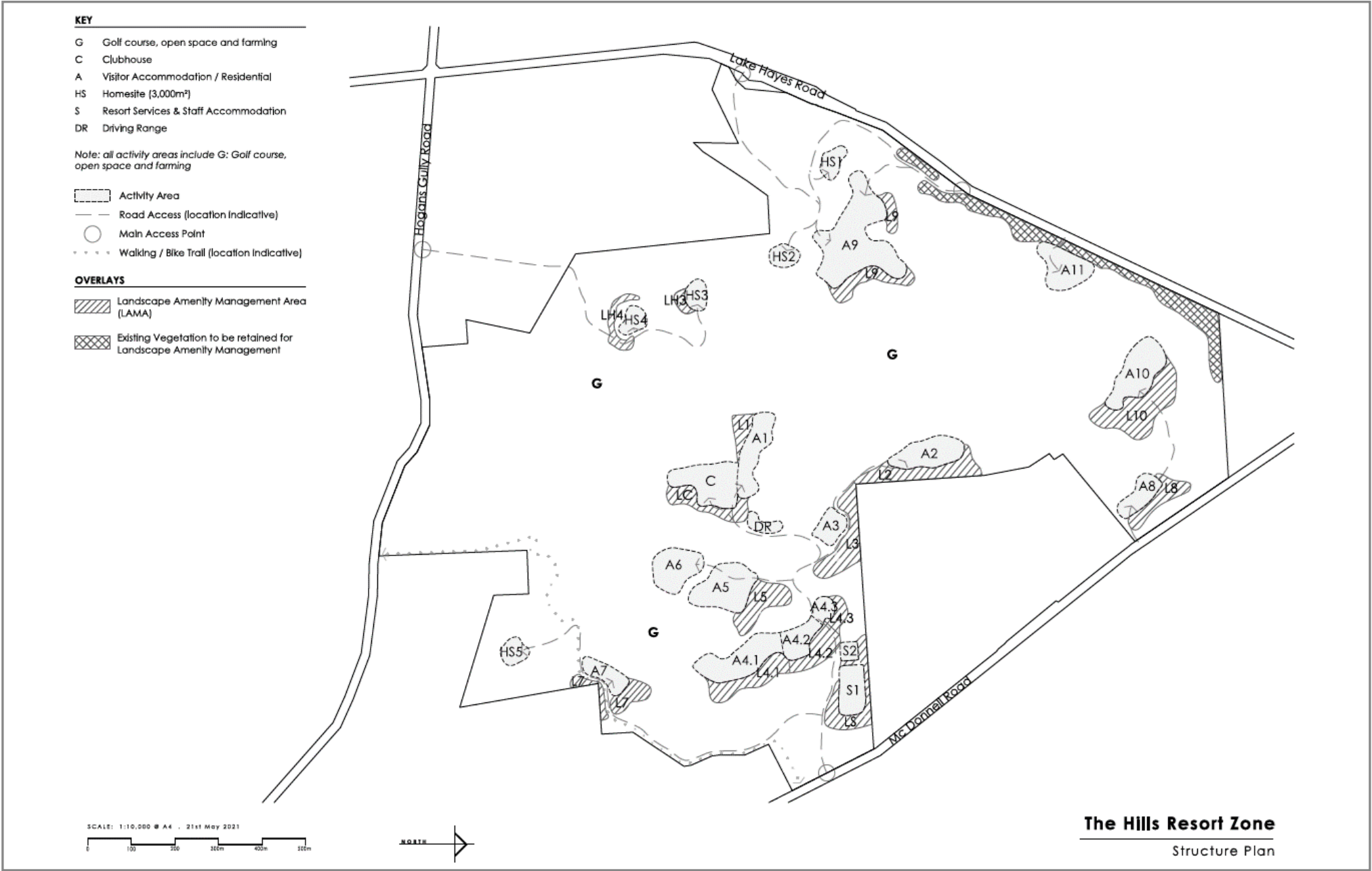
Guides to Plan Changes and how to make a submission:

[www.qldc.govt.nz/
your-council/district-plan/
a-guide-to-plan-changes](https://www.qldc.govt.nz/your-council/district-plan/a-guide-to-plan-changes)

Still have questions?

Drop us an email at:
PDPenquiries@qldc.govt.nz

PREVIOUS STRUCTURE PLAN



Appendix 2



KEY

- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Homesite (3000m² max.)
- S Resort Service & Staff Accommodation
- GF Golf Training Facility
- SG Sports Garden
- H Helicopter Landing Area

Note: all activity areas include G: Golf course, open space and farming

- Current Activity Areas
- Proposed Activity Areas
- Current Road Access
- Proposed Road Access
- Current Access Points
- Proposed Access Points
- Walking / Bike Trail (Location Indicative)

OVERLAYS

- Current Landscape Amenity Management Area (LAMA)
- Current Existing Vegetation to be retained for Landscape Amenity Management
- Proposed Landscape Amenity Management Area (LAMA)
- Structural Planting Area (SPA)



MASTER PLANNERS
GOLF COURSE ARCHITECTS
LANDSCAPE ARCHITECTS

THE HILLS

Site Plan - Overlay Current Structure Plan

| REV | DATE | DESCRIPTION |
|-----|----------|-------------|
| A | 09.10.24 | INFORMATION |
| B | 15.10.24 | INFORMATION |
| B | 08.05.25 | INFORMATION |



SCALE : 1:4000@A1
DATE : 08.10.2024
DRAWN : APriestley
VERIFIER : BThomson

DRAWING NUMBER
HILLS-L-SP-010
NOT FOR CONSTRUCTION

ISSUE
B